

Arlington Historic District Commissions

December 20, 2012
Whittemore Robbins House

FINAL APPROVED MINUTES

Commissioners Present: D. Baldwin, J. Cummings, S. Makowka, J. Nyberg, M. Penzenik, T. Smurzynski, J. Worden

Commissioners Not Present: J. Black, B. Cohen, M. Logan,

Guests: B. Maier, K. Connelly, D. Eng, E. Rothstein, D. Arthur, G. Slebodnick, C. Smith, C. LeGaul

1. AHDC Meeting Opens 8:00pm
2. Appointment of alternate Commissioners to Pleasant Street, Jason Gray and Mt Gilboa/Crescent Hill – B. Cohen (to Jason Gray and Mt Gilboa/Crescent Hill only), J. Cummings, T. Smurzynski, J. Cummings
3. Approval of draft minutes from November 20, 2012. S. Makowka moved to table the minutes until next month's meeting. J. Worden asked about Commission's policy on balusters. Guidelines say 4 inches, centered around 2 inch nominal baluster. D. Baldwin seconded. Unanimous approval until next month.
4. Communications
 - a. Change calendar 3/28/13 to 3/21/13 for meeting date due to Holy Thursday conflict
 - b. S. Makowka received a CONA request for 35 Jason Street (Lynch) for replacement of fence damaged by hurricane
 - c. S. Makowka received call in Russell District regarding gutter repair and he forwarded information to them on new fiberglass system. Originally wanted to replace wood with aluminum
 - d. CONA request for 140 Pleasant Street for replacement of aluminum gutter with like aluminum matching gutter
5. New Business
 - Hearings (typically last around 20 minutes per application) 8:20pm
 - a. Formal Hearing re: 3 Westmoreland Ave. re: woodburning stove vent. D. Eng presented. S. Makowka asked about the size of the vent. Option 2 would be for the vent that looked like a dryer vent, only larger. It sticks out 12 inches. Option 1 venting through the roof sticking up would be the applicant's choice. Discussion whether anything could be approved by code because the vent is not at least 6' from any open windows. Continued until next month.
 - b. Informal Hearing re: 75 Pleasant Street. C. Smith, architect for project for Boston Church of Christ gave presentation. Plans for existing 1840s church and 1950s annex building as well as repairs and additions to structure. 1840s Greek Revival with some Egyptian detailing. Interior finishes and fixtures are worn. Preschool on lower level, tenant on upper level. Clapboard original Church structure. 1950s addition largely

brick. 1 story addition over fellowship hall and outdoor deck has proposal to leave lower level but build new 1 story structure with tall ceiling in place of patio area. Basically gutting interior of 1950s addition and leaving church intact making facility handicap accessible. Need new building systems, air conditioning, etc. which will require exterior condenser units. S. Makowka asked about any potential of putting compressors, etc. on back side of 1950s structure. Working on checking that out. What they heard last month was that the proposed idea of screening rooftop units in height was overpowering existing church – amount of glass, etc. and that this should become a secondary structure to the sanctuary. Want eave to be secondary to primary eave of the church. M. Penzenik asked about how many condensers – 19 was the answer. Challenge is that this is a retrofit situation so using smaller residential size condenser units (36 x 40, 40" high). Challenge for them is getting this to work in the church's budget. They don't have pricing info back but presented a number of informal ideas. Existing church gable in front of a gable. Trying to not compete with sanctuary. Want to divide façade into threes on new building also. The general feedback from the Commissioners was that there could be more glass than shown in this month's drawings. Asked for feedback on remaining added vestibule and presented pictures of original steeple which was destroyed in hurricane of 1938. Vestibule engages old arch in funny way. Doors swing open onto steps. Applicant asked Commission's opinions about Azek cement board. S. Makowka said historically we've always specified a wood product and shied away for textural reasons from cement board, other types of materials. J. Nyberg said he agrees. S. Makowka complimented group for working so hard to address Commission's concerns. J. Worden asked if they purchased the building. The Church purchased it on 11/16/12, the day after our last month's meeting.

- c. Informal hearing re: 195 Westminster Ave. re: skylights. Applicant purchased house in 1996, removed asbestos shingles, re-opened enclosed porch and has done top to bottom restoration of property. Did not do third floor at the time so it has been unfinished space. In process of finishing it off, great sight lines to Reservoir and over to Great Meadows in the winter time. Town line runs at corner of the property. Very high elevations and very high up, at base of Mt. Gilboa, would like to add more ventilation in to the house and more light by 2 2x4 skylights on left and right side of roof eave. May be slightly visible from the street. Low profile 2' x 4' skylight centered – not up front to interfere with the site line. Proposing 2 solar tubes to provide natural light as well. Preference would be total of 2 skylights one on each side symmetrical to each other. 10" solar tube not 14" as shown in plans presented. S. Makowka asked about solar tube – would it be possible to get it to the back of the roof. Answer is that it would not be possible because of the stairwell and the wall. Will revise application.
- d. Informal hearing re: 55 Westminster Ave. (Maier) re: window changes. Applicant asking for help since seals on metal windows have let go. 1950s raised ranch noncontributing structure that has clad modern windows. Off white Simonton vinyl windows is what has been proposed. M. Penzenik seemed opposed to any type of vinyl replacement windows. "A ranch style dwelling..." is what the historical book describing the District notes per J. Worden. S. Makowka said a metal cladding window replacement with a change on the picture window might be a very typical change, but changing from metal windows to vinyl is where the Commissioners have a huge issue. J. Nyberg said that by doing a nice job with the windows you can add some character to the house. Applicant said these are currently awning wood windows with metal sash casings. Proposing to change to vinyl windows that will be energy efficient. S. Makowka said better convincing argument would be that this is a non-contributing structure. Applicant said ranch was built to be "modern".

7. Other Business

- a. Preservation Loan Program Update – J. Worden reported that the fund is 30 years old next month. No one applies for loans and it has been proposed that fund be dissolved and go out of business. Since J. Worden is Commission's delegate to the fund he asked the Commission's opinion. Sentiment is that the fund should not be dissolved. With the changing economy there may yet be a need in the future.
- b. Outreach to Neighborhoods & Realtors
- c. Update of Project List by Commissioners

8. OPEN FORUM

9. REVIEW OF PROJECTS (See project list below)

Project List:

1. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
2. 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
3. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
4. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
5. 15 Montague Street (Barkans, 05-08M) – Cohen – CONA
6. 105 Westminster Ave. (Orrigo – 05-27M) – Cohen – COA
7. 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA
8. 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
9. 152b Pleasant St. (Cury – 07-16P) – Worden – COA (Fence)
10. 10 Montague St. (Jirak – 07-20M) – Makowka – CONA (Fence Replacement)
11. 3 Westmoreland Ave. (Canty – 07-23M) – Makowka – CONA (Roof & Light)
12. 246 Pleasant St. (Eykamp – 07-48P) – Makowka – CONA (Windows)
13. 149 Pleasant St. (Alberto – 07-53P) – Penzenik – COA (Porch Windows)
14. 23 Maple St. (Town of Arl. – 07-55P) – Makowka – COA (Trim, Siding, Vestibule, Windows)
15. 170 Pleasant St. (Gillis/Kelly – 07-56P) – Cohen – COA (Basement Windows)
16. 72 Westminster Ave. (Colman – 08-01M) – Cohen – COA (Front Porch)
17. 54 Jason Street (Zaphiris – 08-7P) – Makowka – CONA (Front Stairs, Step & Landing)
18. 34 Jason Street (Szymanski – 08-09P) – Makowka – CONA (Deck on Rear)
19. 274-276 Broadway (Galvin -08-20B) – Makowka - CONA (Gutters, Roof)
20. 754 Mass. Ave. (Vorlicek – 08-31J) – Worden – COA (Handicap Lift, Stairs, Entry, Door)
21. 193 Westminster Ave. (Pemsler – 08-33M) – Cohen – COA (porch, siding removal, stairs)
22. 175 Pleasant Street (Lucchese – 08-34P) – Penzenik – COA (fence)
23. 204-206 Pleasant St. (English – 08-35P) – Penzenik – COA (windows, doorway, siding removal)
24. 87 Pleasant St. (Calvert - 08-40P) – Makowka – CONA (porch deck & railings)
25. 21-23 Central St. (Mitchell/Dyer – 08-44C) – Makowka- COA (rear addition, stair, landing, roof)
26. 393-395 Mass. Ave. (Barkan – 08-45B) – Makowka - 10 Day COA (Shutters)
27. 14 Westmoreland Ave. (Leveille – 08-48M) – Makowka – CONA (Retaining Wall)
28. 25 Avon Place (Smith – 09-02A) – Cohen – COA (Solar Panels)
29. 187 Pleasant Street (Fox – 09-03P) – Levy – COA (Window Removal, Rear Addition)
30. 30 Jason Street (Mallio – 09-04J) – Makowka – CONA (Window Replacement)
31. 81 Westminster Ave. (Lemire – 09-06M) – Makowka – CONA (Windows)
32. 184 Westminster Ave. (Kahn – 09-10M) – Makowka – COA (Roof)
33. 215 Pleasant Street (Gruber – 09-11P – Levy – COA (Shed)
34. 160 Westminster Ave. (Jackson – 09-12M) – Makowka – COA (Addition Revision)
35. 156 Westminster Ave. (LaFleur/Ehlert – 09-13M) – Makowka – CONA (Driveway, Steps, Landing)
36. 179 Westminster (Cerundolo – 09-20M) – Cohen – COA (Porch, Trim, Siding Removal)
37. 203 Lowell Street (Salocks/Stafford – 09-22M) – Makowka – COA (Addition)

38. 37 Jason Street (Lees – 09-24J) – Cohen – COA (Deck)
39. 74 Pleasant Street (St Johns – 09-25P) – Worden – COA (Sign & lighting)
40. 86 Pleasant Street (Coyner – 09-26P) – Makowka – 10 Day COA (shutters)
41. 16 Central Street (Piechota -09-28C) – Makowka – CONA (Roof)
42. 79 Crescent Hill Ave. (Diaz – 09-31M) – Makowka – COA (door removal, stoop, window)
43. 35 Central Street (Budne – 09-38C) – Makowka – CONA (Porch-Chimney-Cap)
44. 204 Pleasant Street (Sirah RT – 09-39P) – Penzenik – COA (Rear Façade Changes)
45. 147 Lowell Street (Nyberg – 09-41M) – Smurzynski – COA (Deck)
46. 23 Jason Street (Leary – 09-42J) – Makowka – CONA (Roof)
47. 148-152 Pleasant Street (White – 09-44P) – Makowka – CONA (Clapboard Siding Repair)
48. 10 Montague Street (Jirak – 09-46M) – Makowka – CONA (Garage Deck Demolition)
49. 18 Central Street (Berlinski – 09-47C) – Makowka – CONA (Roof)
50. 17 Russell Street (Makowka – 09-48R) – Cohen – COA (Front Door Window)
51. 109 Westminster Ave. (Rines/Pascale – 10-03M) – Makowka – COA (Porch)
52. 174 Westminster Ave. (Landwehr/Szaraz – 10-06M) – Makowka – CONA (Wood Window Repair)
53. 10 Montague Street (Jirak – 10-07M) – Makowka – COA (Railings)
54. 174 Westminster Ave. (Bush/Sheldon – 10-09M) – Makowka – CONA (Gutters)
55. 100 Pleasant Street (Shiffman – 10-10P) – Makowka – CONA (Roof)
56. 45 Jason Street (Hamilton – 10-10J) – Makowka – CONA (Roof)
57. 187 Pleasant Street (Fox – 10-11P) – Makowka – CONA (Gutters, Siding, Woodwork, Trim)
58. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
59. 17 Russell Street (Makowka/Spring – 10-14R) – Cohen – COA (Railing)
60. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)
61. 215 Pleasant Street (Gruber – 10-20P) – Makowka – CONA (Roof)
62. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
63. 30 Jason Street (Mallio – 10-24J) – Makowka – CONA (Porch-Steps)
64. 114 Westminster Ave. (Metzger – 10-28M) – Makowka – CONA (Shingles-Porch-Rafters)
65. 114 Westminster Ave. (Metzger – 10-29M) – Nyberg – COA (Windows)
66. 16 Avon Place (Capodanno – 10-31A) – Makowka – COA (Windows on Porch-Roof-Window)
67. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
68. 239 Pleasant Street (McKinnon – 10-33P) – Makowka – CONA (Roof)
69. 272 Broadway (Danieli-Crispin – 10-37B) – Makowka – CONA (Rear Door)
70. 123 Westminster Ave. (Urgotis – 10-38M) – Makowka – CONA (Porch Columns)
71. 272 Broadway (Danieli-Crispin – 10-39B) – Makowka – COA (Doors)
72. 272 Broadway (Danieli-Crispin – 10-40B) – Makowka – CONA (Windows)
73. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
74. 3 Westmoreland Ave. (Canty-Eng – 10-42M) – Makowka – CONA (Window Sash)
75. 246 Pleasant Street (Eykamp – 10-43P) – Makowka – CONA (Windows)
76. 14 Westmoreland Ave. (Leveille – 10-45M) – Makowka – CONA (Vinyl Siding Removal-Shingle Repair on Areas Not Visible from Public View)
77. 22-24 Avon Place (Sayigh) – 10-46A) – Makowka – CONA (Door Threshold)
78. 25 Elder Terrace (Hussain – 10-47M) – Makowka – CONA (Roof, Gutters, Down Spouts)
79. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
80. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
81. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
82. 24 Jason Street (Smith-Towner – 10-54J) – Makowka – CONA (Stairs-Handrail)
83. 17 Pelham Terrace (Choi – 10-54P) – Makowka – COA (Chimney Removal)
84. 17 Pelham Terrace (Choi – 10-55P) – Makowka – CONA (Rear Door-Window-Skylights)
85. 125 Pleasant Street (Abate – 10-57P) – Makowka – CONA (Windows)
86. 160 Westminster Ave. (Jackson – 10-58M) – Makowka – CONA (Fence)

87. 1 Monadnock Road (Starks-Hopeman – 10-59P) – Makowka – CONA (Windows)
88. 7 Avon Place (Davidson – 10-60A) – Makowka – CONA (Window Repair)
89. 19 Westmoreland Ave. (Naar – 11-01M) – Makowka – CONA (Porch-Stairs-Rail-Trim)
90. 50 Westmoreland Ave. (Sessa – 11-04M) – Makowka – CONA (Shingles)
91. 215 Pleasant Street (Gruber – 11-05P) – Makowka – CONA (Garage Repair)
92. 187 Lowell Street (JK Construction – 11-06M) – Makowka/Cohen (New Construction)
93. 188-190 Westminster Ave. (Kokubo – 11-08M) – Penzenik – COA (Addition-Windows)
94. 69 Crescent Hill Ave. (Bush-Sheldon – 11-09M) – Makowka (Siding-Deck-Windows)
95. 114 Westminster Ave. (Fleming-Metzger – 11-10M) – Makowka – CONA (Rear Deck)
96. 163 Pleasant Street (Davidson – 11-11P) – Makowka – CONA (Fascia Board-Rafter Rails)
97. 157 Lowell Street (Stevens – 11-12M) – Makowka – CONA (Railing)
98. 69 Crescent Hill Ave. (Bush-Sheldon – 11-13M) – Nyberg – COA (Shingles/Clapboard)
99. 44 Academy Street (Gevalt/Bachrach -11-21P) – Penzenik – COA (Shed)
100. 35 Jason Street (Lynch – 11-22J) – Makowka – COA (Rear Deck and Addition)
101. 35 Central Street (Budne – 11-24C) – Makowka – CONA (Rails-Stairs-Porch)
102. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
103. 33 Russell Street (Littlewood – 11-26R) – Makowka – CONA (Porch-Gutters-Clapboards)
104. 60 Pleasant St., Unit 513 (Engels – 11-28P) – Makowka – CONA (Windows)
105. 157 Lowell Street (Stevens – 11-32M) – Makowka – CONA (Fence)
106. 60 Pleasant Street (Condo Assoc – 11-34P) – Makowka – CONA (Balconies-Facades) –
107. 23-29 Academy Street (Chiccarelli-Benn – 11-35P) – Makowka – CONA (Fence)
108. 111 Pleasant Street (Fredieu – 11-36P) – Makowka – CONA (Roof-Downspouts-Gutters-
Foundation)
109. 20 Russell Street, #1 (Briggs – 11-37R) – Makowka – CONA (Windows)
110. 100 Pleasant St. #31 (Greenfield – 11-38P) – Makowka – CONA (Windows)
111. 170 Pleasant Street (Gillis-Kely – 11-39P) – Levy – COA (Basement Windows)
112. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on
Front)
113. 160 Westminster Ave. (Jackson – 11-41M) – Nyberg – 10 Day COA (Shed)
114. 734 Mass. Ave. (Davidson – 11-43P) – Makowka – CONA (Siding-Corner Boards)
115. 742 Mass. Ave. (Davidson – 11-44J) – Makowka – CONA (Facia)
116. 201 Pleasant Street (Kantor – 11-45P) – Makowka – CONA (Eaves-Sills-Facia)
117. 52-54 Westminster Ave. (O'Shea – 11-46M) – Makowka – CONA (Rear Deck/Porch)
118. 19 Academy Street (Masonic Lodge – 11-47P) – Makowka – CONA (Ramp on Rear)
119. 32 Academy Street (Chasteen – 11-48P) – Makowka – CONA (Windows on Rear)
120. 111 Pleasant Street (Frideau – 11-49) – Nyberg – COA (Fence)
121. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
122. 187 Westminster Ave. (Danaher-Obrien – 11-51M) – Makowka – CONA (Roof)
123. 187 Lowell Street (Grinnell – 11-52M) – Makowka – 10 Day COA (Door and Windows)
124. 100 Pleasant Street (Addison Corner Condo – 11-54P) – Makowka – CONA (roof)
125. 23 Jason Street (Leary – 11-55J) – Makowka – CONA (Roof)
126. 82 Westminster Ave. (Ivers – 12-01M) – Makowka – CONA (Storm Windows)
127. 204 Pleasant Street (English – 12-02P **DENIAL**) – Makowka (Address Marker/Wall)
128. 20 Russell Terrace (Ulin – 12-03R) – Makowka – CONA (Fascia & Trim)
129. 30-32 Jason Street (Harris/Charest – 12-04J) – Makowka – CONA (Rear Deck/Stairs)
130. 10 Montague Street (Silverman/Stima – 12-05M) – COA (Deck Doors)
131. 55 Academy Street (Givertzman – 12-06P) – Nyberg – COA (Addition-Windows)
132. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
133. 23 Water Street (Whitford – 12-09R) – Baldwin – COA (Rooftop Solar Panels)
134. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage
Demo/Carriage House Build)
135. 20 Russell Street #1 (Briggs – 12-11R) – Makowka – CONA (Rear Deck Not Visible)
136. 3 Westmoreland Ave. (Canty/Eng-12-12M) – Makowka – CONA (Wall)

137. 41 Crescent Hill Ave. (Mead – 12-13M) – Makowka – CONA (Roof)
138. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
139. 734 Mass. Ave. (Davidson – 12-17J) – Makowka – CONA (Windows)
140. 252 Pleasant Street (Schweich – 12-18P) – Makowka – CONA (Skylights)
141. 108 Pleasant Street (Yudowitz-Wild Acres – 12-19P) – Makowka - CONA (Denial-Ramp)
142. 108 Pleasant Street (Yudowitz-Wild Acres – 12-20P) – Makowka - CONA (Roof-Shingles-Gables)
143. 239 Pleasant Street (McKinnon – 12-21P) – Makowka - CONA (Trim)
144. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Penzenik - COA (House Redesign)
145. 20 Russell Terrace (Ulin – 12-23R) – Makowka – CONA (A/C Replacement)
146. 14-16 Prescott Street (Bouboulis – 12-24R) – Makowka – CONA (Roof)
147. 30 Jason Street (Harris – 12-25J) – Makowka – CONA (Rear Windows)
148. 108 Pleasant Street (Yudowitz – 12-26P) – Makowka – CONA (Porch)
149. 252 Pleasant Street (Schweich – 12-27P) – Nyberg – COA (Windows-Decks&More)
150. 14 Jason Court (Stone – 12-28J) – Penzenik – COA (Front Vestibule)
151. 272 Broadway (Danieli/Crispin – 12-29B) - Makowka – COA (Gutters)
152. 66 Pleasant Street (Fraumeni – 12-30P) – Makowka – CONA (Gutters/Downspouts)
153. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
154. 114 Westminster Ave. (Fleming/Metzger – 12-32M) – Makowka – CONA (Windows)
155. 18 Wellington Street (Morrison – 12-33P) – Penzenik – COA (Gutters)
156. 30 Jason Street (Harris – 12-34J) – Nyberg – COA (Windows)
157. 18 Russell Terrace (Johncheck/Finlayson – 12-35R) – Makowka – CONA (Shed)
158. 11 Wellington Street (Herold – 12-36P) – Makowka – CONA (Fence)
159. 10 Avon Place (Gnewuck – 12-37A) – Cohen – COA (Railing)
160. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
161. 156 Pleasant Street (Seitz – 12-39P) – Penzenik – COA (Windows)
162. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
163. 10 Jason Court (Byrnes – 12-42J) – Makowka – CONA (Fence)
164. 119 Pleasant Street (Poulos – 12-43P) – Makowka – CONA (Roof)
165. 60 Pleasant Street (Brentwood – 12-44P) – Makowka – CONA (Sliding Doors)
166. 28 Russell Street (Ames – 12-45R) – Makowka – CONA (Fence)
167. 259 Pleasant Street (Fatula – 12-46P) – Nyberg – COA (Gutters)
168. 21 Wellington Street (Barlow – 12-47P) – Makowka – CONA (Gutters/Fascia)

Meeting Adjourned 10:15pm.